



Skamania PUD
P.O. Box 500
Carson, WA
98610

Skamania County
Real Estate Excise Tax

N/A

FEB 20 2025

PAID

N/A

Skamania County Treasurer
[Signature]

GENERAL FORM & RIGHT OF WAY EASEMENT AGREEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned, Rick & Jayne Hildebrand, Trustees of the Hildebrand Revocable Trust, does hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its successors and assigns, the perpetual right to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

Legal description of parcel: See Exhibit 'A'

Tax Parcel #: 01-05-06-0-0-0500-00 *[Signature]*

The undersigned grants a perpetual non-exclusive easement to access, operate and maintain PUD-owned production meter. The undersigned agree that the Production Meter easement will be located as depicted on the map attached as Exhibit B, and Skamania PUD will at all times adhere to the following with respect to the production meter's location and installation:

- In an area not subject to damage from vehicles.
- In an area where Skamania PUD personnel can safely obtain access for reading, testing and disconnecting in emergency situations.
- Clear working space of 3' deep in front of the meter is to be maintained and kept clear of obstructions including landscaping, decks, air conditioners etc.
- Enclosing production meter bases is not acceptable.

If such a structure is built or placed around the Production Meter, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative and in Grantee's sole discretion, pay the Grantee the cost of rerouting the utilities around the structure. Grantors are the owners of the above-described property, and they have the right to execute this Easement Agreement without the consent of any other party.

The undersigned also grants a perpetual non-exclusive easement over, under and across a strip of land 15 feet wide centered on the underground primary and secondary power line as is shown in Exhibit B to construct, operate and maintain an underground electric distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Skamania PUD may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of circuits, wires, cables, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by machinery or other means of trees and shrubbery that may interfere with or threaten to endanger the

operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); and the right to permit the installation of communication and other circuits as part of said electric distribution system.

The undersigned agree that all poles, wires, and other facilities, including any equipment installed and existing equipment on the above-described lands by Skamania PUD or at its expense, shall be and remain the property of Skamania PUD and shall be removable at its option.

The undersigned covenant that they will not erect or maintain any structure over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative and in Grantee's sole discretion, pay the Grantee the cost of rerouting the utilities around the structure; and that they are the owners of the above-described lands, and that they have the right to execute this Right of Way Easement without the consent of any other party.

This easement shall be non-exclusive, except as set forth above and as to any use that is inconsistent with Grantee's use. Every other use in this easement is subordinate to Grantee's use and Grantee reserves the right to exclude and eject any use and user that it finds to be inconsistent to Grantee's use or in its judgment compromises the health or safety of its employees or the public.

Grantor retains use and actual control of the above-described lands for all purposes, except as provided herein. This Right of Way Easement shall be binding upon and inure to the benefits of the successors and assigns of the parties.

Rights and obligations not specifically conveyed hereby remain with the undersigned.

IN WITNESS WHEREOF, we have set our hands this 12 day of FEB, 2025.

Ricky Hildebrand
Name (Print or type full name)

Jayne Kay Hildebrand
Name (Print or type full name)

Ricky Hildebrand

Signature

Jayne Kay Hildebrand

Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Ricky & Jayne Hildebrand on this 12th day of February, 2025, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Stefanie Prattka
Notary Public for Washington
05/21/2025
My Commission Expires

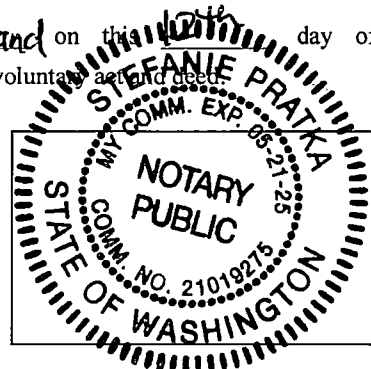


Exhibit 'A'

A tract of land in the West half of the Southwest quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point North 01° 06' 18" East, 1,033.44 feet and South 88° 53' 42" East 611.08 feet from the Southwest corner of said Section 6, as measured along the West line of the Southwest quarter of said Section 6; thence South 89° 12' 05" East 341.68 feet to the West line of the tract of land conveyed to Joseph E. Miller, et ux, by instrument recorded July 13, 1977, in Book 73, page 7, Skamania County Deed Records; thence South 20° 48' 17" West along the West line of the Miller Tract 110.62 feet; thence South 01° 04' 18" West along said West line 267.02 feet to the centerline of Bell Center Road; thence South 89° 02' 08" West 314.22 feet; thence North 02° 31' 51" East, 380.81 feet to the Point of Beginning.

EXCEPT that portion lying within Bell Center Road.

ALSO EXCEPT that portion conveyed to Skamania County by instrument recorded April 12, 1974 in Book 66, page 537, Skamania County Deed Records.

TOGETHER WITH the following described property:

BEGINNING at the point North 01° 06' 18" East, 1,033.44 feet and South 88° 53' 42" East, 611.08 feet from the Southwest corner of Section 6, Township 1 North, Range 5 East, of the Willamette Meridian, as measured along the West line of the Southwest one-quarter of said Section 6 and normal to said line;

THENCE South 02° 31' 51" West, 380.79 feet to the centerline of Bell Center Road;

THENCE North 89° 02' 16" East, 314.22 feet;

THENCE North 01° 04' 18" East, 267.02 feet;

THENCE North 20° 48' 17" East, 110.62 feet;

THENCE North 89° 12' 05" West, 341.68 feet to the POINT OF BEGINNING.

Except the following described tract;

BEGINNING at the point North 01° 06' 18" East, 1,033.44 feet and South 88° 53' 42" East, 611.08 feet from the Southwest corner of Section 6, Township 1 North, Range 5 East, of the Willamette Meridian, as measured along the West line of the Southwest one-quarter of said Section 6 and normal to said line;

THENCE South 02° 31' 51" West, 380.79 feet to the centerline of Bell Center Road;

THENCE North 89° 02' 16" East, along said centerline 231.43 feet;

THENCE North 02° 31' 51" East, 373.67 feet to a point that bears South 89° 12' 05" East, from the POINT OF BEGINNING;

THENCE North 89° 12' 05" West, 231.11 feet to the POINT OF BEGINNING.

**Exhibit B
Production Meter & Utility Easement**

